Inverclyde council

AGENDA ITEM NO. 4

Report To: Safe, Sustainable Communities Committee	**Date: 12 January 2010**
Report By: Corporate Director, Environment and Community Protection	**Report No: ECP/Plann/FJM10/001**
Contact Officer: Fergus J Macleod	**Contact No: 01475 712404**

Subject: Inverclyde Local Plan: Annual Monitoring and Review of Housing Strategy (2008-09)

1.0 PURPOSE

1.1 To inform Committee of progress in implementing the housing strategy of the Local Plan and in particular, to report on trends in housing completions and the take-up and availability of housing land, by market sector and location across the Inverclyde Housing Market Area for the period 1 April 2008 to 31 March 2009.

2.0 SUMMARY

2.1 This year's report like last year is complicated by the ongoing deterioration in the financial credit markets and the continuing economic downturn. These have had a pronounced effect on completions in the last year, and this is likely to continue for the next few years. As a consequence and despite a small reduction, there is sufficient capacity in the 'Effective Land Supply' to meet the assessed demand requirement for the next 7 years, even if the market recovers more quickly than currently expected.

2.2 Last year's monitoring report showed a sustained increase in the number of house completions in the owner-occupied sector. This year completions have fallen back, though they are not as low as in 2004/05, when completions started to increase.

2.3 Housing Association completions have continued their recovery from their exceptionally low level in 2006/07, and are expected to increase substantially over the next few years as the re-provisioning developments already started, along with a number due to start over the next few years, get underway.

2.4 The trend for an increasing number of people from outwith Inverclyde buying properties, particularly in Greenock and Port Glasgow, has stalled, but the proportion of all buyers has continued. This is helping toward the achievement of the objectives of stemming population drift to the west and out of Inverclyde, and better connecting Inverclyde with the wider Conurbation housing market.

3.0 RECOMMENDATIONS

3.1 That Committee:

(a) endorse the findings and interpretation of this year's annual monitoring, in accordance with the requirements of Local Plan Policy H7; and

(b) note that there is sufficient capacity in the 'Effective Land Supply' to meet estimated demand and therefore there is no requirement to increase the land supply through greenfield release in advance of the new Local Development Plan.

Fraser K Williamson
Head of Planning and Housing

4.0 BACKGROUND

4.1 This annual report derives from Policy H7 in the adopted Local Plan, which states:

> "Inverclyde Council, as Planning Authority, will monitor and review annually the housing provisions of the Development Strategy and will publish land supply and house completion information in annual monitoring statements, by market sector and location, to determine whether there is a need to increase the land supply to meet the 'indicative targets' set for housebuilding."

4.2 The focus of this, and previous reports, is the Inverclyde Housing Market Area (HMA), comprising all settlements in Inverclyde with the exception of Kilmacolm and Quarriers Village, which sit within the Renfrewshire Sub-Market Area (SMA).

4.3 This is the seventh in the series of reports monitoring the implementation of the Housing Strategy, and the fourth since the Plan's adoption. In addition to the requirements of Policy H7, annual monitoring of housing land supply is required in order to accord with national planning policy and advice and the Glasgow and the Clyde Valley Joint Structure Plan. The procedures for monitoring are agreed at City Region level and involve consulting with 'Homes for Scotland', the organisation representing Scottish housebuilders', for its comments before the land supply can be finalised each year.

Summary of Development Strategy

4.4 The principal objective of the Development Strategy is to assist with the Single Outcome Agreement and Corporate Strategy of arresting and reversing population decline, and in so doing, help stem the population drift to the west from the urban centre and east of the Authority. To achieve this aim, it has been estimated that house completion rates would need to increase across the Inverclyde HMA by some 50% over the Plan Period (from an outturn of some 300 to 450 completions per annum) and to be sustained at this higher rate over the medium term. The Plan states "If…..the housebuilding completions targets are not met from the identified and programmed brownfield supply, the Council will consider the need to increase the supply of housing land by releasing green field (Green Belt) sites in the Inverclyde HMA."

4.5 The Strategy is one of urban sustainability, maximising the use of brownfield sites for housing with their inherited infrastructure and services. To address area renewal objectives and integrate the area more fully with the rest of the Conurbation housing and labour markets, the majority of house completions should be in the centre and east of the Inverclyde HMA, i.e. Greenock and Port Glasgow. Each of these locations are now showing they can provide house/flat types new to Inverclyde, with waterfront sites now well-advanced, while others in the 'New Neighbourhoods' are now under construction or have planning permission, and with more in the development pipeline.

4.6 It is important to monitor this progress through Policy H7 closely to ensure the strategy can be adjusted, if and when necessary. The imbalance between the east/centre and west of the urban area is being redressed, but it will take time and can only be addressed through restricting, not halting, the supply of land to the west.

Min Ref: 23/01/07, para 97

5.0 PROPOSALS

5.1 Completions

5.1.1 Taking into consideration the period since 1996 when Inverclyde Council was formed, owner-occupied house completions in the Inverclyde HMA for the year ending March 2009 were the second lowest in that period, at 150 units as shown on Table 1. Annex One

5.1.2 The drop in house completions (down 39% from the previous year), was an expected outcome of the economic downturn and completions are expected to continue to be below historic average levels in the short term. Despite the downturn, completions continued on all the national housebuilder sites through 2008/09, at Swallow Brae and Hill Farm in Inverkip, the former now complete; Broadfield Hospital, Gourock Ropeworks and Kingston Basin in Port Glasgow; and Kincaids and James Watt Dock in Greenock. The one exception where work is yet to begin is on Phase 3 at Levan Farm.

5.1.3 Homes for Scotland has indicated that the current financial and economic climate is expected to continue (for at least 2 to 3 years), and will continue to have a serious impact on house completions in Inverclyde, as elsewhere. A variety of factors are contributing to lower output, including severe constraints on development funding and customer mortgage availability, bank aversion to risk and lower valuations on new build property reducing the 'new house premium' and therefore, affecting profit margins.

5.1.4 Housing Association completions have increased further with 93 completions, an 82% increase on the previous year. This is expected to rise further over the next 5 years, as River Clyde Homes reprovisioning programme of the social rented sector continues, along with complementary area renewal and other smaller projects from the other RSLs.

5.1.5 The proportion of completions in Greenock and Port Glasgow had steadily increased after a sharp drop in 2003/04, but has fallen slightly this year. Despite this, it is still high compared with historical levels. The take-up of waterfront sites accounts for much of this new build activity. At the same time, the proportion of completions in Inverkip and Wemyss Bay has fallen. This marks a shift away from the pattern of development in the late 1990s/early 2000s, when development was concentrated in the west of Inverclyde.

5.2 Land Supply

5.2.1 The Committee is reminded that the 'Effective Land Supply' is the number of owner occupied housing units expected to be developed in the next seven years, in this instance between April 2009 and March 2016. The 'Non-effective Land Supply' is the element of the owner-occupied land supply that is expected to be developed post-March 2016. The 'Established Land Supply' is the total land supply, including both the effective and non-effective elements.

5.2.2 The Established Land Supply increased significantly in 2002 as a result of the identification of additional land for housing through the Local Plan process, as shown in Table 2. Many of these sites are now confirmed with the adoption of the Plan four years ago, and the Established Land Supply has gradually decreased from 2002 as the sites identified in the Local Plan are taken up. Annex One

5.2.3 The increase in the Effective Land Supply between 2003 and 2007 reflected a rise in the confidence of builders that output and sales from development sites identified in the Local Plan could be achieved. This confidence has faded with the economic downturn, and this is reflected in a slight fall (9%) in the Effective Land Supply this year, and 14% over two years. Despite this, completions are expected to continue on sites underway before the downturn began, including Persimmon at Kingston Dock; Redrow at Hill Farm; Persimmon at Gibshill East and Muir Homes at Broadfield Hospital.

5.2.4 A number of developers with an interest in the area have been badly affected by the downturn, with some going out of business. The knock-on effect is that a number of sites that were expected to begin in the next few years will now not go ahead in the short term. Homes for Scotland have advised that the capacity of the industry has been cut by around half, and will take a number of years to re-capitalise which will also have an influence on how quickly sites will progress once the economy has started to recover.

5.2.5 Overall, the 2009 owner-occupied Established Housing Land Supply is 73% brownfield and 27% greenfield. The Effective Land Supply brownfield/greenfield split is 70%/30%. This signifies that there is still a considerable greenfield land supply in the Inverclyde Council area.

5.2.6 Table 3 shows programmed completions for Inverclyde for the next seven years, up to 2016. This shows that the indicative targets in the Local Plan (refer para 4.4 above), of 1,500 units over 5 years for owner-occupied completions in the Inverclyde HMA would be missed by some 473 units, demonstrating the likely impact of the economic downturn. It is worth noting however, that the first 5 years represent the most depressed time period expected by the housebuilders. Housing Association completions are still expected to exceed the 'target' levels of 150 completions over the full 7-year period, albeit with a reduced programme recorded at this stage for the last two years, 2014/15 and 2015/16. The 7-year average figure is c.160 completions per year, albeit the majority of this new building is not a net increase but the re-provisioning programme of RCH and two other local RSLs. Annex One

5.2.7 Scottish Planning Policy 3: 'Planning for Homes' (2008) requires there to be a sufficient effective land supply for housing for at least 5 years at all times. One means of examining this requirement is to compare the previous five year's completions with the effective land supply for the following 5 years. Since 2004 there have been 946 owner-occupied completions within the Inverclyde HMA. Programming of the current effective land supply for the HMA estimates that there will be 1,027 owner-occupied completions in the five years from April 2009, thus potentially outstripping the number of completions over the previous 5 years despite the economic downturn, but notwithstanding, still demonstrating that there is a more than sufficient effective land supply.

5.2.8 Another, more appropriate means of making this assessment is to compare it to the Structure Plan calculation of household demand, expressed as a housing land requirement. Rolling forward this household demand figure for the Inverclyde HMA demonstrates a requirement for 2,568 additional owner-occupied homes in the period from April 2004/05 to 2013/14. With 946 new owner-occupied homes having been completed in the Inverclyde HMA since 2004, this leaves a requirement for 1,622 new homes to 2014 to meet assessed demand. This is higher than the owner-occupied land supply in the HMA at 2009 that has been programmed, with a capacity for only 1,027 units as noted above. This reduction is an outcome of the economic downturn, but adding sites programmed in the last two years of the Effective period (2014/15 and 15/16), and with a large land bank of sites in the Established Supply, Inverclyde should be well placed as the economy begins to recover to have sites brought forward to meet the underlying latent demand included in the Structure Plan calculations.

5.3 Market Segmentation

5.3.1 This aspect of monitoring is important in two respects. Firstly, to inform the scale and distribution of provision of affordable housing, in accordance with that advised in PAN 74 'Affordable Housing' (2005)**;** and secondly, in terms of the aspirations for increasing the number and range of upper 'executive' properties in the area, which featured in a number of objections to the Plan and of decisions arising from the Local Plan Inquiry. **Min Ref: 17/05/05, para 452**

5.3.2 For the purposes of assessing the range and quality of housing sites within Inverclyde, an assessment is undertaken of the market sector that housing developed on owner-occupied land supply sites is likely to meet. The market sectors identified are: Starter, Lower-Middle, Middle, Upper-Middle, and Upper. In the absence of a definitive methodology for defining market sectors, the approach taken in Inverclyde is based upon an estimate of the likely selling price of houses built on land supply sites, taking into consideration house type, size and location. The assessment is undertaken for the Inverclyde HMA only. Kilmacolm and Quarriers Village are not included as they make up only a small part of the Renfrewshire SMA and therefore would not be expected to include a full range of house types.

5.3.3 The assessment indicates that all the market sectors are being well catered for within the Inverclyde HMA, with the exception of the Starter market (refer to Table 4). Two factors require to be taken into consideration in reacting to this, however. Firstly, the analysis relates only to owner-occupied developments. The housing associations also contribute through homes for social rent and other forms of 'affordable housing' that will meet the needs of those who may otherwise be seeking properties in the Starter sector Annex One of the market. Secondly, the new build market-sector split does not reflect the market-sector split of the existing housing stock, which contains a significant proportion of Starter and Lower-Middle market housing. In some ways, the higher proportion of Middle to Upper market stock in new build developments can be seen as addressing a historic under-supply of this type of housing in Inverclyde.

5.4 **Origin of House Buyers**

5.4.1 Monitoring of the origin of house buyers in Inverclyde was introduced two years ago, and is undertaken by analysis of the Register of Sasines, which provides information on all house sales in Scotland. The Sasines record property purchases, for owner-occupation and investment purposes, and allows the monitoring and analysis of where purchasers resided at time of purchase. Information on where people are moving to from Inverclyde is not so readily collected, but is monitored for Structure/Strategic Development Plan purposes. This is being examined more fully through joint working on the preparation of the new strategic Housing Need and Demand Assessment for the first Strategic Development Plan, the Local Housing Strategy, and in turn, the first Local Development Plan for Inverclyde. The output from this assessment is programmed for April 2010.

Min Ref: 28/10/08, para 748

5.4.2 In the Inverclyde HMA in 2007/08, after three years of higher levels of sales to people from outwith the authority, there was a decrease in the number and proportion of sales, and this has continued into 2008/09, particularly for new build properties, as shown in Table 5.

Annex One

5.4.3 At the settlement level, the trend of purchasers from the centre and east of Inverclyde buying in the west (Gourock, Inverkip and Wemyss Bay) has lessened, although overall, the proportion of buyers from within Inverclyde compared to those moving into the authority from outside into the western settlements has remained the same.

5.4.4 The number of sales in Greenock and Port Glasgow decreased this year: this is made up of a 33% decrease in the new build sector and a 43% decrease in second hand sales. There has been a corresponding drop in the number of sales to people from outwith Inverclyde, but the proportion of sales to people from outwith Inverclyde has continued to rise.

5.4.5 Overall, despite the low numbers of sales, there continues to be evidence of confidence and interest in the central and eastern parts of Inverclyde, which should help achieve the objectives of stemming population drift to the west and assist Inverclyde in integrating more fully with the rest of the Conurbation housing and labour markets.

6.0 IMPLICATIONS

6.1 There are no financial, legal or personnel implications arising from this report, nor any implications for other Services of the Council.

6.2 **Equalities:** the report has no impact on the Council’s Equalities policy.

7.0 CONSULTATION

7.1 **Chief Financial Officer:** No requirement to comment.

7.2 **Head of Legal and Administration:** No requirement to comment.

7.3 **Head of Organisational Development and Human Resources:** No requirement to comment.

7.4 Consultation has been undertaken in the preparation of the housing land supply audit with Homes for Scotland (the national representative body for the housebuilding industry), the housing associations operating in Inverclyde and River Clyde Homes. The response from Homes for Scotland is still draft at this stage and will be finalised in the next few months, at which stage they are likely to indicate the number of sites they will dispute. This year, Homes for Scotland felt that the effective land supply should be reduced to reflect the difficulties that will be faced in the short to medium term by the housebuilding industry, even once the economy recovers. This view has been reflected to some degree in the programming included in this report.

8.0 CONCLUSIONS

8.1 The effective housing land supply has reduced due to the economic conditions prevailing across the UK this year. Although the amount of land programmed for housing over the next 5 years has dropped, over the 7-year plan period, it is still sufficient to meet the reduced requirements of the industry. Should the availability of credit and mortgage approvals improve, and economic downturn recover sooner than commentators expect, there is still considered to be sufficient land to enable private developers and housing associations to increase house completions over the same period and to accommodate the level of development programmed in the 2006 Structure Plan and anticipated in the latest 2009 Strategic Housing Investment Plan. The private sector land supply is also considered to offer a good balance of brownfield and greenfield opportunities and to allow for development across all market sectors.

8.2 It is not necessary, therefore, to identify additional land for housing development at this time. However, as in previous years there would be benefit in further supplementing the effective land supply by bringing forward for development some sites that are programmed in the medium term (post-2016), for example the Harbours and Wellington Park in Greenock and Gourock Pierhead. The Council has a role in enabling this, particularly as we move through a difficult period of economic downturn.

8.3 The monitoring of the origin of house buyers through Sasines data has shown that the housing market in Inverclyde is continuing to become better integrated with the wider Conurbation housing market, with an increase in the number of sales to people from outwith the authority area. The drift from the east to the west of the authority is continuing to slow, with a smaller proportion of sales in Gourock, Inverkip and Wemyss Bay to people moving from Greenock and Port Glasgow.

8.4 Taken together, the evidence from house completions, origin of purchasers and available land supply, suggests that the principal housing strategy objective of the Local Plan – to increase the number of house completions and particularly, within Greenock and Port Glasgow – is being fulfilled and hopefully this will continue.

9.0 BACKGROUND PAPERS

(1) Inverclyde Local Plan (2005)

(2) 2009 Housing Land Supply Schedule (Draft Report), Planning and Housing Service, Inverclyde Council (November 2009)

(3) Glasgow and the Clyde Valley Joint Structure Plan (2006), and accompanying Technical Report: TR/1/06 – Review of Supply and Demand for Housing – update report (to 2007), presented to the Glasgow and Clyde Valley Strategic Development Plan Authority Steering Group meeting (18 November 2008).

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4th December 2009

ATTACHMENTS

Annex One: Housing Land Supply – Inverclyde

Table 1: Completions 1996/97-2008/09 by Tenure and Settlement: Inverclyde HMA

Table 2: Established and Effective Land Supply (Owner-Occupied) 1999-2009: Inverclyde HMA

Table 3: Programmed Completions 2009-2016: Inverclyde HMA

Table 4: Owner-Occupied Land Supply 2009, by Market Sector: Inverclyde HMA

Table 5: Origin of House Buyers – Inverclyde HMA

Table 6: Origin of House Buyers – Gourock, Inverkip and Wemyss Bay

Table 7: Origin of House Buyers – Greenock and Port Glasgow

Table 1: Completions 1996/97 - 2008/09, by tenure and settlement : Inverclyde HMA

	Gourock			Greenock			Inverkip			Port Glasgow			Wemyss Bay			Inverclyde HMA		
	Total	Owner-occupied	RSL	Total	Owner-occupied	RSL	Total	Owner-occupied	RSL	Total	Owner-occupied	RSL	Total	Owner-occupied	RSL	Total	Owner-occupied	RSL
1996/97	38	38	0	278	122	156	23	23	0	3	3	0	13	13	0	355	199	156
1997/98	20	20	0	162	113	49	62	62	0	27	27	0	39	39	0	310	261	49
1998/99	2	2	0	193	78	115	73	73	0	29	22	7	39	39	0	336	214	122
1999/00	12	12	0	135	57	78	77	77	0	10	10	0	46	46	0	280	202	78
2000/01	35	35	0	199	143	56	32	32	0	14	14	0	58	58	0	338	282	56
2001/02	27	47	0	181	75	106	33	33	0	14	14	0	21	21	0	276	190	106
2002/03	20	20	0	180	85	95	88	88	0	19	19	0	28	28	0	335	240	95
2003/04	54	54	0	64	12	52	55	55	0	41	41	0	5	5	0	219	167	52
2004/05	12	12	0	155	54	101	51	51	0	7	1	6	16	16	0	241	134	107
2005/06	16	16	0	217	85	132	60	60	0	22	22	0	13	13	0	328	196	132
2006/07	34	34	0	158	150	8	20	20	0	17	17	0	0	0	0	229	221	8
2007/08	17	17	0	136	85	51	13	13	0	130	130	0	0	0	0	296	245	51
2008/09	1	1	0	115	50	65	45	45	0	82	54	28	0	0	0	243	150	93

Table 2: Established and Effective Land Supply (Owner-Occupied) 1999 - 2009: Inverclyde HMA

	Effective	Brownfield	Greenfield	% Brownfield	Non-Effective	Brownfield	Greenfield	% Brownfield	Established	Brownfield	Greenfield	% Brownfield
1999	1425	509	916	36	1202	847	355	70	2627	1356	1271	52
2000	1460	617	843	42	883	583	300	66	2343	1200	1143	51
2001	1470	489	781	33	985	531	454	54	2455	1020	1235	42
2002	1464	764	700	52	2817	2137	680	76	4281	2901	1380	68
2003	1319	754	565	57	2863	1975	888	69	4182	2729	1453	65
2004	1472	819	653	56	2523	1788	735	71	3995	2607	1388	65
2005	1699	954	745	56	1835	1143	692	62	3534	2097	1437	59
2006	1867	1292	575	69	2077	1412	665	68	3944	2704	1240	69
2007	1970	1439	531	73	1806	1141	665	63	3776	2580	1196	68
2008	1864	1334	530	72	1916	1410	506	74	3780	2744	1036	73
2009	1700	1186	514	70	1948	1467	481	75	3648	2653	995	73

Table 3: Programmed Completions: 2009/10 – 2015/16

Inverclyde HMA	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2009-16	Post 2016
Owner-Occupied	157	149	192	293	236	353	320	1700	1948
Housing Association	255	169	146	211	191	109	59	1140	2
Tenure not specified	0	0	0	0	0	20	20	40	432
TOTAL	412	318	338	504	427	482	399	2880	2382

Table 4 - Owner-Occupied Land Supply 2009, by Market Sector: Inverclyde HMA

Town	Market Sector	Programmed 2009-16	%	Post 2016	%	Total Land Supply	%
Port Glasgow	Starter	31	5.96	0	0	31	4.6
	Lower Middle	106	20.4	36	24.3	142	21.3
	Middle	180	34.6	48	32.4	228	34.1
	Upper Middle	117	22.5	32	21.6	149	22.3
	Upper	86	16.5	32	21.6	118	17.7
	TOTAL:	**520**	**100**	**148**	**100**	**668**	**100**
Greenock	Starter	83	13.3	163	14.6	246	14.1
	Lower Middle	188	30.2	353	31.6	541	31.1
	Middle	206	33.1	230	20.6	436	25.1
	Upper Middle	115	18.5	227	20.3	342	19.7
	Upper	30	4.82	145	13.0	175	10.1
	TOTAL:	**622**	**100**	**1118**	**100**	**1740**	**100**
Gourock	Starter	0	0	0	0.0	0	0.0
	Lower Middle	10	8.4	33	9.2	43	9.0
	Middle	0	0	30	8.4	30	6.3
	Upper Middle	102	85.7	30	8.4	132	27.7
	Upper	7	5.88	264	73.9	271	56.9
	TOTAL:	**119**	**100**	**357**	**100**	**476**	**100**
Inverkip	Starter	0	0.0	0	0.0	0	0.0
	Lower Middle	49	14.8	0	0.0	49	14.8
	Middle	125	37.7	0	0.0	125	37.7
	Upper Middle	88	26.5	0	0.0	88	26.5
	Upper	70	21.1	0	0.0	70	21.1
	TOTAL:	**332**	**100**	**0**	**0**	**332**	**100**
Wemyss Bay	Starter	16	15.2	64	19.7	80	18.6
	Lower Middle	16	15.2	64	19.7	80	18.6
	Middle	37	35.2	64	19.7	101	23.5
	Upper Middle	18	17.1	66	20.3	84	19.5
	Upper	18	17.1	67	20.6	85	19.8
	TOTAL:	**105**	**100**	**325**	**100**	**430**	**100**
Inverclyde HMA	Starter	130	7.7	227	11.7	357	9.8
	Lower Middle	369	21.7	486	24.9	855	23.5
	Middle	548	32.3	372	19.1	920	25.2
	Upper Middle	440	25.9	355	18.2	795	21.8
	Upper	211	12.4	508	26.1	719	19.7
	TOTAL:	**1698**	**100**	**1948**	**100**	**3646**	**100**

Notes

(1) Revised and updated assessment of segmentation of housing market sectors. Undertaken December 2009

(2) In addition to the above, the 2009 Housing Land Supply shows Housing Association sites with capacity for 1142 units in the Inverclyde HMA, all of which are programmed for completion in the period 2009-16. The majority of these would be expected to fall into the Starter and Lower Middle sectors. All but 2 (over 90%) of these sites lie within Greenock and Port Glasgow.

Table 5: Origin of housebuyers - Inverclyde HMA

Origin of buyers in Inverclyde HMA – New build				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	140	67%	70	33%
2003/04	100	70%	42	30%
2004/05	73	60%	48	40%
2005/06	73	50%	72	50%
2006/07	108	53%	95	47%
2007/08	161	73%	60	27%
2008/09	117	71%	48	29%

Origin of buyers in Inverclyde HMA - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	1135	82%	250	18%
2003/04	1097	80%	275	20%
2004/05	1087	80%	275	20%
2005/06	1202	79%	312	21%
2006/07	1174	75%	392	25%
2007/08	1384	79%	375	21%
2008/09	828	75%	282	25%

Table 6: Origin of House Buyers – Gourock, Inverkip and Wemyss Bay

Origin of buyers in Gourock, Inverkip and Wemyss Bay – New build				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	64	52%	60	48%
2003/04	59	60%	39	40%
2004/05	35	47%	39	53%
2005/06	18	39%	28	61%
2006/07	28	53%	25	47%
2007/08	26	54%	22	46%
2008/09	29	63%	17	34%

Origin of buyers in Gourock, Inverkip and Wemyss Bay - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	350	72%	135	28%
2003/04	343	72%	135	28%
2004/05	313	72%	120	28%
2005/06	348	74%	122	26%
2006/07	321	74%	111	26%
2007/08	371	77%	112	23%
2008/09	228	77%	70	23%

Table 7: Origin of House Buyers – Greenock and Port Glasgow

Origin of buyers in Greenock and Port Glasgow – New build				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	76	88%	10	12%
2003/04	41	93%	3	7%
2004/05	38	81%	9	19%
2005/06	55	56%	44	44%
2006/07	80	53%	70	47%
2007/08	135	78%	38	22%
2008/09	88	76%	28	24%

Origin of buyers in Greenock and Port Glasgow - All sales				
	From within Inverclyde	% of total	Into Inverclyde	% of total
2002/03	785	87%	115	13%
2003/04	754	84%	140	16%
2004/05	774	83%	155	17%
2005/06	854	82%	190	18%
2006/07	853	75%	281	25%
2007/08	1013	79%	263	21%
2008/09	573	77%	168	23%

Note: Data corrected and adjusted to remove Right to Buy and other non-standard sales.

Head of Planning and Housing
Cathcart House
6 Cathcart Square
Greenock

4th December 2009